

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	BOWDOIN ST, ARLINGTON

## OWNERSHIP

Owner 1:	LYNCH GERALDINE / TRUSTEE			
Owner 2:	BOWDLEN REALTY TRUST			
Owner 3:				
Street 1:	48 ALLEN STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	RUSCI JOSEPH -		
Owner 2:	LYNCH GERALDINE -		
Street 1:	224 RALEIGH TAVERN LANE		
Twn/City:	N. ANDOVER		
St/Prov:	MA	Cntry:	
Postal:	01845		

## NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2746 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	
Total AC/HA:	0.10331			Total SF/SM:	4500		Parcel LUC:	105	Three Fam.		Prime NB Desc:	ARLINGTON							Total:	443,999		Spl Credit			Total:	444,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4500.000	482,200		444,000	926,200		26849
							GIS Ref
							GIS Ref
Total Card	0.103	482,200		444,000	926,200	Entered Lot Size	
Total Parcel	0.103	482,200		444,000	926,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	337.29	/Parcel:	337.2	Land Unit Type:	Insp Date
							11/03/17

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	105	FV	482,400	0	4,500.	444,000	926,400	926,400	Year End Roll	12/18/2019	PRINT	
2019	105	FV	375,600	0	4,500.	471,800	847,400	847,400	Year End Roll	1/3/2019		
2018	105	FV	373,500	0	4,500.	344,100	717,600	717,600	Year End Roll	12/20/2017	12/10/20	18:35:18
2017	105	FV	351,700	0	4,500.	299,700	651,400	651,400	Year End Roll	1/3/2017	LAST REV	
2016	105	FV	351,700	0	4,500.	255,300	607,000	607,000	Year End	1/4/2016		
2015	105	FV	315,900	0	4,500.	249,800	565,700	565,700	Year End Roll	12/11/2014	11/19/19	15:13:20
2014	105	FV	315,900	0	4,500.	205,400	521,300	521,300	Year End Roll	12/16/2013	jorourke	
2013	105	FV	327,800	0	4,500.	195,400	523,200	523,200		12/13/2012		

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

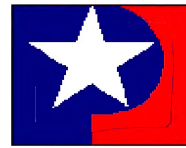
### ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Inspected	PH	Patrick H
1/26/2009	Meas/Inspect	294	PATRIOT
3/21/2000	Inspected	263	PATRIOT
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

**Sign:**

VERIFICATION OF VISIT NOT DATA

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***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	26849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

